

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

Thursday, June 20, 2013, 7:30 PM

Powers Hall

Needham Town Hall

1471 Highland Avenue

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- Minutes **7:30 PM** Discussion and approval of previous month's meeting minutes.
- CASE #1 **7:30 PM** Public notice is hereby given that **Joseph M. Ribaud, 22 Green Street, Needham, MA**, owner, has made application to the Board of Appeals for a Special Permit under Sections 1.4.6 and any other applicable Sections of the By-Law to permit the reconstruction of the existing 1.5-story, two-car garage as a two-story structure to include second floor master bedroom and bathroom. The lot in question is **22 Green Street, Needham, MA** in the Single Residence B Zoning District.
- CASE # 2 **7:30 PM** Public notice is hereby given that **Kamaya LLC, PO Box 290403, Weathersfield CT 06129**, prospective purchaser, has made application to the Board of Appeals for an Amendment to a Special Permit under Sections 1.4.2, 7.5.2 and any other applicable Sections of the By-Law to permit the transfer of a Special Permit filed with the Town Clerk on May 2, 2012 issued to Billy Jean, Inc. and an Amendment filed with the Town Clerk on June 5, 2012, issued to Billy Jean, Inc. and all other relief that is or may be necessary and proper to permit the continued use of the Premises for a Subway Restaurant consistent with aforesaid decision. The lot in question is **1187 Highland Avenue, Needham, MA** in the Business Zoning District.
- CASE #3 **7:30 PM** Public notice is hereby given that **Fuller Brook Enterprises, Ltd., 264 Edgewater Drive, Needham, MA 02492**, prospective purchaser, has made application to the Board of Appeals for special permit under Sections 1.4.6, 3.2.3, 5.1.1.5, 5.1.2, 5.1.3, 7.5.2, 7.5.3, and any other applicable Sections of the By-Law to permit the demolition of the one story, "front" section of the building together with the small "bump out" at the southeast corner of the "rear" section, the addition of a tower façade at the south west corner of the remaining building, the renovation and rehabilitation of the entire interior for use as a medical office on the first floor and two residential dwelling units on the second floor. Additionally, the Application proposes to alter and modify the parking area, and to expand same through the addition of no more than five new spaces. The lot in question is **817 Highland Avenue and 471 Hunnewell Street, Needham, MA** in the Business Zoning District.
- CASE #4 **8:00 PM** **CONTINUED** - Public Notice is hereby given that **Greendale Avenue Venture, LLC, c/o Mill Creek Residential Trust LLC, 15 New England Executive Park, Burlington, MA 01803**, prospective purchaser, has made application to the Board of Appeals for a Comprehensive Permit under M.G.L. Ch. 40B, for **construction of a multi-family residential project of 300 units in five buildings** with associated parking and accessory units, on approximately 6.02 acres in the Single Residence A District at **692 & 744 Greendale Avenue, Needham MA**.